PRE BID QUERIES Dated:19.02.2026 Tender Terms and Conditions for Grant of License to Run Commercial space over the Terrace Areas of Shanthinagar and Vijayanagar T.T.M.C., BMTC TENDER NOTIFICATION No. 33/2025-26

Sl.No	Claues	Tender Terms and conditions	Pre- Bid queries from interested Bidders.	Remarks
1		Shanthinagar Block B- ELF-Rs.6,84,636/- (including GST) Vijayanagar T.T.M.C ELF Rs.7,54,678/-(including GST)	**ELF / License Fee** • The quoted ELF is significantly higher than prevailing market rates. • We currently operate terrace spaces in Bengaluru at substantially lower rates. • We propose a revised rent of ₹9 per sq. ft. per month, aligned with market standards	Tender Conditions Prevails
2	Clause-15	**GESTATION PERIOD:** Rent free gestation period of 03 (Three) month. The payment of license fee commences after completion of gestation period or from the date of commencement of the business whichever is earlier.	**Gestation Period** • Setup, approvals, and construction will require time. • We request a gestation period of 4–5 months before license fee commencement.	Tender Conditions Prevails
3	Clause-6	License Period: 3 years and extendable to 3 years on mutual acceptance.	**License Period** Due to high capital expenditure for development and compliance, a longer tenure is essential. We request a minimum license period of 7–8 years.	Tender Conditions Prevails
4	Clause-13	Termination /Cancellation /Forfeiture of EMD/Security Deposit: a. The BMTC shall have the right to cancel the contract/license at the cost and risk of the licensee in the event of breach of any of the terms and conditions of the contract (Terms and conditions of the executed agreement) and in such case the Security Deposit will be forfeited. b. If the contract is terminated for the reasons of violation of contractual obligation by imposing penalty/ forfeiting SD, such licensee is not entitled to participate in any of the tenders of BMTC for the period of 2 years from the date of termination. c. If the licensee discontinues the License for whatsoever reasons before completion of one year of	**Lock-in & Termination Clause** The current 2-month termination clause poses high commercial risk. We request a minimum lock-in period of 5 years, post which termination may be allowed with two months' notice	Tender Conditions Prevails